

Docket Item #6
BAR CASE #2004-0122

BAR Meeting
June 23, 2004

ISSUE: Rear alterations

APPLICANT: Joanne T. Burns

LOCATION: 925 Oronoco Street

ZONE: RB/Residential

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #5 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rear of 925 Oronoco Street. The existing 28 1/4" by 48" six over six window on the second story will be replaced by a new set of french doors to match the first story french doors. The proposed doors will be a set of 15-light wood doors with simulated divided lights. The doors will have both exterior and interior affixed muntins.

The applicant is also proposing to install a false balcony with a simple 28" high wrought iron railing.

The rear of 925 Oronoco Street is visible from the public alley. A six foot high fence at the rear obscures the first story.

II. HISTORY:

As described in docket item #5, the two story, two bay brick residence at 925 Oronoco Street was constructed around 1900 according to Real Estate Records. The building, one in a row of three similar residences, appears on the 1902 Sanborn Insurance Map the first year this area was mapped.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff believes the proposed new french doors are acceptable. The alterations are confined to the rear addition which is not highly visible. According to the applicant the rear wall is not original, and is constructed of cinder block. The 1902 Sanborn map indicates that the addition was constructed of brick. Staff believes that the brick rear addition may have been rebuilt during extensive alterations in 1975.

The Board has approved the installation of french doors on numerous rear additions. The proposed materials for the french doors are appropriate. The doors will be constructed of wood to match the existing first floor doors. Staff also believes that the use of simulated divided light is appropriate in this case. Staff notes that the *Design Guidelines* suggest that the use of simulated divided light is acceptable for rear elevations that have minimal visibility from a public right of way (Windows - Page 2). The proposed 2nd story doors are set back from the rear property line, making it difficult to distinguish between true divided and simulated divided light.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

Historic Alexandria:

“No comment”